

# Manchester Board of Education

Proposed Elementary School  
Facilities Plan

April 2, 2014

# What does BOE want to achieve?

- All elementary school students in a 21<sup>st</sup> century learning environment
- Sustainable racial balance, as required by law, in each elementary school
- Cost effective plan, and optimize State reimbursement
- Fully utilize space at Bennet Academy and Highland Park School
- Class sizes between 17-22 students
- Address the critical building improvements and repairs
- Efficient use of elementary school classroom space
- Minimize student movement/relocation

# Process

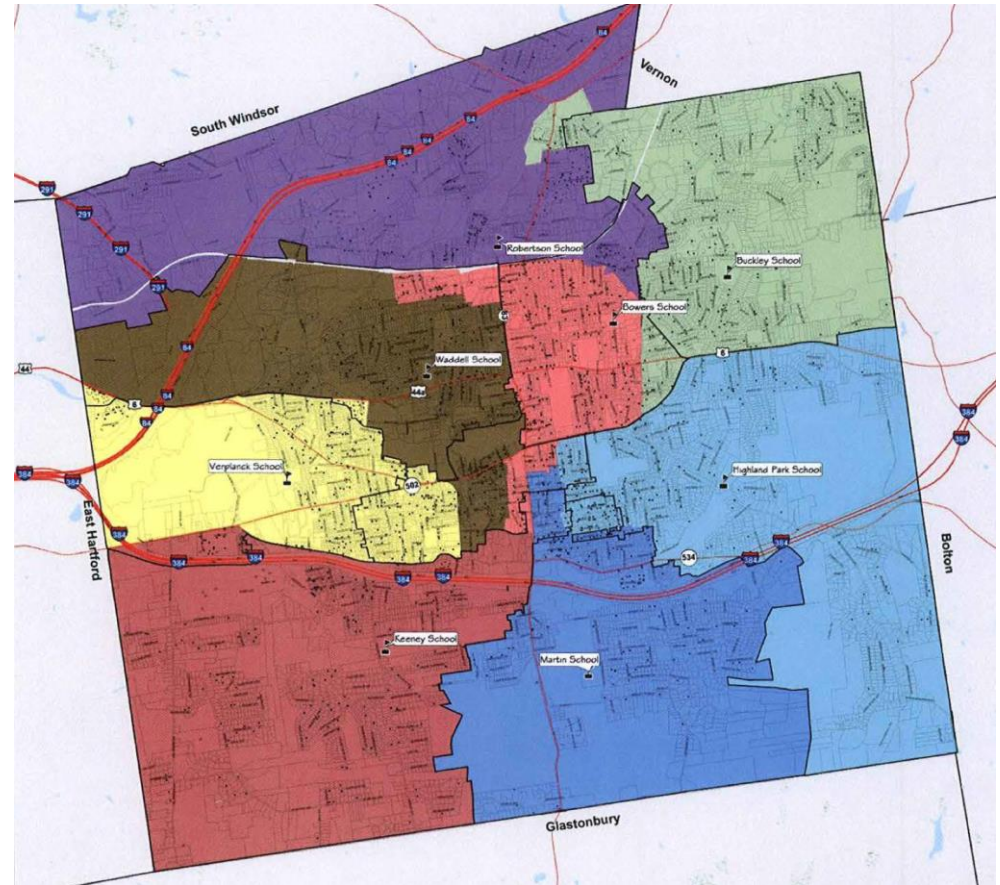
- December 3, 2013 Board receives SMARTR Committee Recommendations
- December 18, 2013 Board holds public hearing on SMARTR Recommendations
- February 2, 2014 Board holds public hearing on Grade 5-6 Academy proposal
- February 8, 2014 Board meets to identify potential school facility options
- February 9 –March 14 Administration completes planning details for all options
- March 20, 2014 Board reviews seven options and selects its preferred option
- April 2, 2014 Board holds hearing on its preferred option

# BOE Building Option Analysis

- Following the SMARTR committee recommendation, the Board of Education evaluated seven options using information and analysis including the following:
  - Demographic data, classroom usage, and enrollment projections from Milone & MacBroom
  - Feasibility studies and cost estimates from two architectural firms: JCJ Architecture & Tai Soo Kim Associates
  - Operating cost impacts and scenario analysis from Town Officials & School Administrators
- A detailed comparison report on each of the options can be found on the BOE's website at:  
<http://publicschools.manchesterct.gov/>

# Sample District Map

- District Maps were created for each option, with the following objectives
  - Racially balanced
  - More contiguous



# Sample Classroom Utilization & Student Movement Analysis

Option # 2							
Enrollment – Classroom Utilization – Racial Balance - (2013-14 Enrollments)							
<u>School Facility</u>	<u>K-4 Enrollment</u>	<u>Full Size K-4 Classrooms</u>	<u>Targeted Capacity*</u>	<u>Percent Utilization</u>	<u>Percent Minority</u>	<u>Racial Imbalance</u>	<u>Percent Free and Reduced</u>
Bowers	361	21	462	78.1%	57.3%	4.4%	58.4%
Buckley	304	22	484	62.8%	51.0%	10.8%	40.1%
Highland Park	316	15	320	98.8%	51.6%	10.2%	55.1%
Keeney	328	18	396	82.8%	62.5%	-0.7%	51.8%
Martin	234	15	330	70.9%	54.7%	7.1%	53.4%
Robertson	321	TBD	325	98.8%	76.0%	-14.2%	49.2%
Verplanck	357	TBD	350	102.0%	71.7%	-9.9%	72.3%
Waddell	311	19	418	74.4%	66.2%	-4.5%	68.2%
Washington							
<b>District K-4 Total</b>	<b>2,532</b>		<b>3,085</b>	<b>82.1%</b>	<b>61.8%</b>		<b>56.5%</b>

Estimated Movement and Retention of K-4 Students

Post Redistricting → Current School ↓	Bowers		Buckley		Highland Park		Keeney		Martin		Robertson		Verplanck		Waddell		Washington	
	#	%	#	%	#	#	%	#	%	#	#	%	#	%	#	%	#	%
Bowers	271	74.9%	26	7.2%	2	0.6%	0	0.0%	4	1.1%	40	11.0%	7	1.9%	12	3.3%	0	0.0%
Buckley	3	1.2%	220	85.6%	6	2.3%	0	0.0%	3	1.2%	17	6.6%	5	1.9%	3	1.2%	0	0.0%
Highland Park	1	0.4%	4	1.8%	188	83.2%	1	0.4%	27	11.9%	2	0.9%	2	0.9%	1	0.4%	0	0.0%
Keeney	7	2.6%	1	0.4%	15	5.6%	200	74.1%	20	7.4%	1	0.4%	18	6.7%	6	2.2%	0	0.0%
Martin	5	2.2%	0	0.0%	66	28.4%	0	0.0%	151	65.1%	2	0.9%	5	2.2%	3	1.3%	0	0.0%
Robertson	3	2.0%	53	16.1%	2	0.6%	0	0.0%	9	2.7%	257	78.1%	4	1.2%	0	0.0%	0	0.0%
Verplanck	0	0.0%	0	0.0%	0	0.0%	123	37.6%	2	0.6%	0	0.0%	143	43.7%	9	2.8%	0	0.0%
Waddell	35	12.5%	0	0.0%	1	0.4%	2	0.7%	3	1.1%	1	0.4%	42	15.0%	196	70.0%	0	0.0%
Washington	36	11.9%	0	0.0%	36	11.9%	2	0.7%	15	5.0%	1	0.3%	131	43.2%	81	26.7%	0	0.0%
	361		304		316		328		234		321		357		311		0	

# Comparison of Options

Option	1	2	3
<b>Description</b>	5-6 Academy; New Verplanck (525); Like New Robertson (425)	5-6 Academy; New Verplanck (350); Like New Robertson (325)	5-6 Academy; Like-New Waddell (525)
<b>Schools Closed</b>	Washington	Washington	Washington
<b>Swing Space Approach</b>	Existing Verplanck*	Existing Verplanck*	Remaining schools
<b>Addresses Board's Priorities</b>	Yes	Yes	Yes
<b>Meets Needs of Projected Enrollments</b>	Yes	Yes	Yes
<b>Operating Cost Impact</b>	Reduction of \$827,659	Reduction of \$827,659	Reduction of \$827,659
<b>Total Capital Cost</b>	\$230.0 million	\$210.3 million	\$212.6 million
<b>State Reimbursement</b>	51.4%	56.2%	53.3%
<b>Net Cost to Town</b>	\$111.8 million	\$92.0 million	\$99.3 million
<b>Timeline Estimate</b>	15 years	15 years	14 years

\* May not be feasible due to traffic congestion

# Comparison of Options (Cont'd)

Option	4	5	6	7
<b>Description</b>	5-6 Academy; New Verplanck (525); Like-new Waddell (525)	5-6 Academy; Like-new Verplanck (525); Like new Waddell (525)	5-6 Academy; Renovate all schools as K-4 schools	Renovate all existing schools as K-5 schools
<b>Schools Closed</b>	Washington & Robertson	Washington & Robertson	None	None
<b>Swing Space Approach</b>	Existing Verplanck* Robertson, after closure	Robertson, after closure	All remaining schools	No available swing space
<b>Addresses Board's Priorities</b>	Yes	Yes	Yes**	Yes**
<b>Meets Needs of Projected Enrollments</b>	Yes	Yes	May require classroom additions some schools	Will require classroom additions at schools
<b>Operating Cost Impact</b>	Reduction of \$1,298,148	Reduction of \$1,298,148	TBD: increase of \$633,570, plus costs for additions	TBD: increase based on costs of additions
<b>Total Capital Cost</b>	\$196.7 million	\$184.1 million	\$249.9 million***	\$232.5 million***
<b>State Reimbursement</b>	59.1%	60.6%	47.2%	46.2%
<b>Net Cost to Town</b>	\$80.5 million	\$72.6 million	\$132.0 million	\$125.0 million
<b>Timeline Estimate</b>	13 years	13 years	17 years	17 years

\* May not be feasible due to traffic congestion

\*\* Requires ongoing pocket redistricting to achieve racial balance

\*\*\* Does not include costs for necessary future additions at schools



# Summary of BOE Preferred Plan (Option #5)

- Construct a grade 5 school building at the Bennet Academy and Cheney building site.
- Complete a like-new Verplanck School to accommodate 525 students.
- Complete like-new renovation of Waddell School to accommodate 525 students.
- Close Washington School and relocate students to the Verplanck School, and other schools contiguous to the Washington School zone.
- Close Robertson School redistrict students to Waddell School, and other schools contiguous to Robertson School
- Complete the renovation of all remaining elementary schools except for Highland Park S (in priority order according to capital improvement plan).

# School Closures

## Why close two schools?

- Greater efficiency in classroom usage resulting in increased in State reimbursement
- Lower ongoing operating costs

## Why close Washington rather than Verplanck?

- Washington renovation costs more than Verplanck, due to historical renovation and added building design to accommodate 525 students
- Town will carry the \$7,800,000 premium to renovate the 1912 portion of the building

## Why close Robertson rather than Waddell?

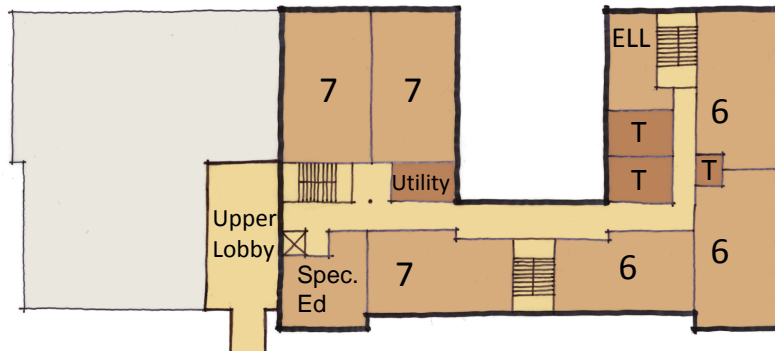
- Robertson renovation would be greater than Waddell
- Higher transportation costs due to higher number of walkers (80%) at Waddell

Relocation of Grade 5  
to  
Bennet Academy

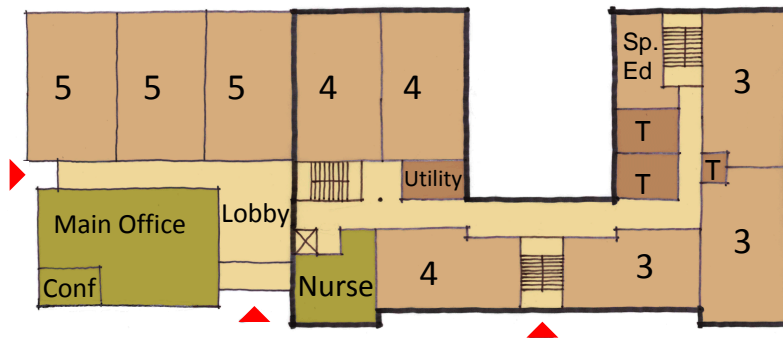
# Cheney Complex on School Street



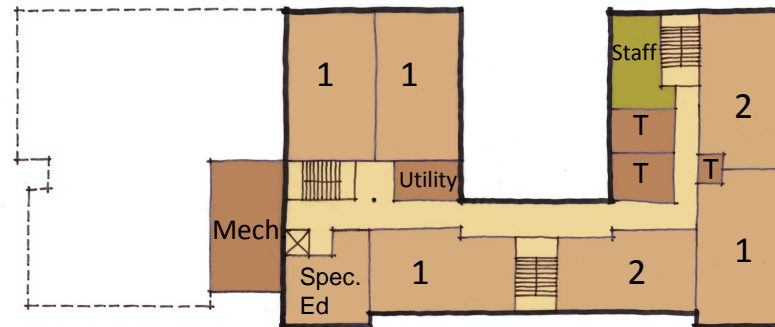
# Cheney Complex



Upper Level



Main Level



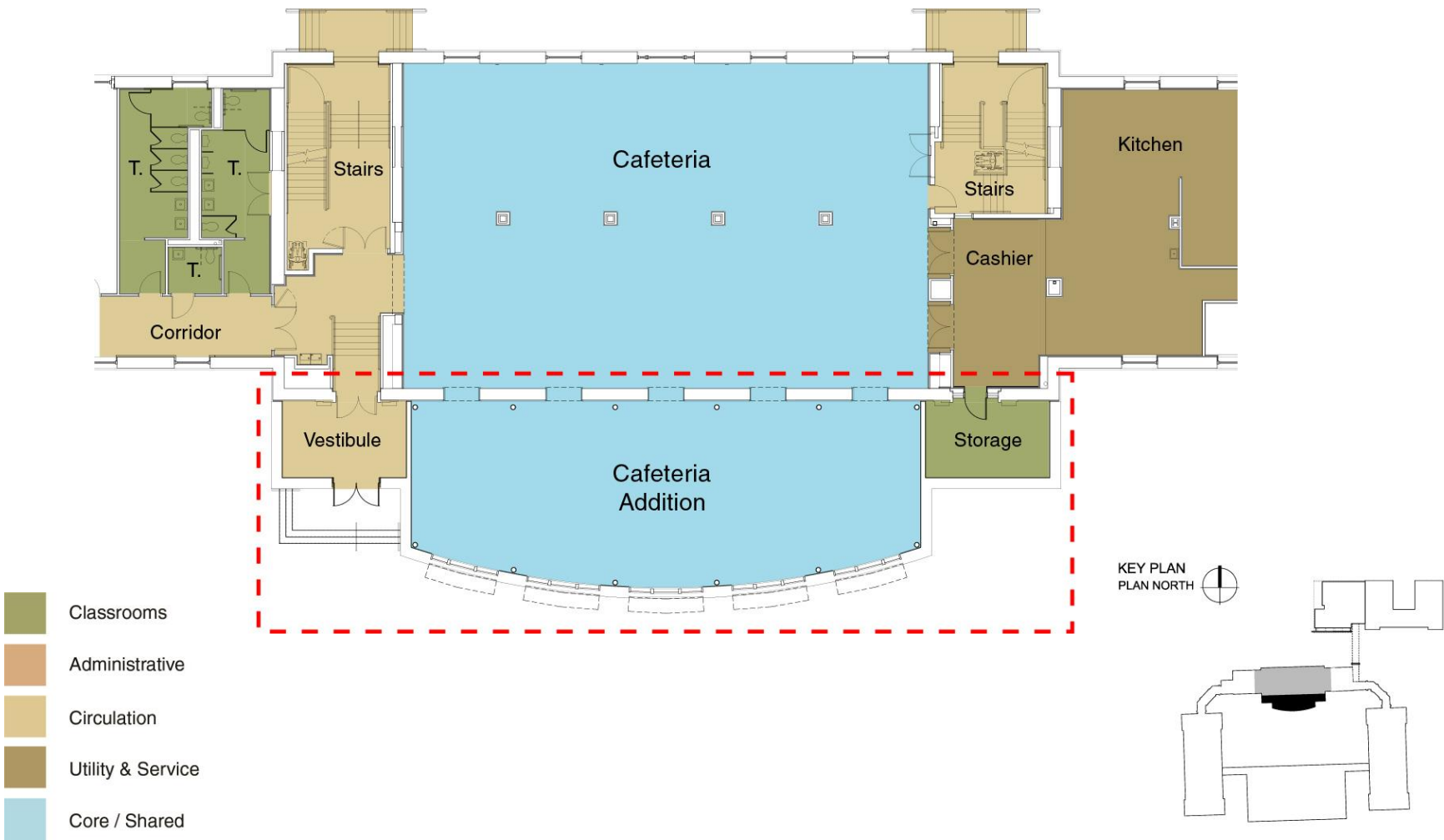
Lower Level

- Classroom
- Circulation
- Administration
- Utility & Service
- Core

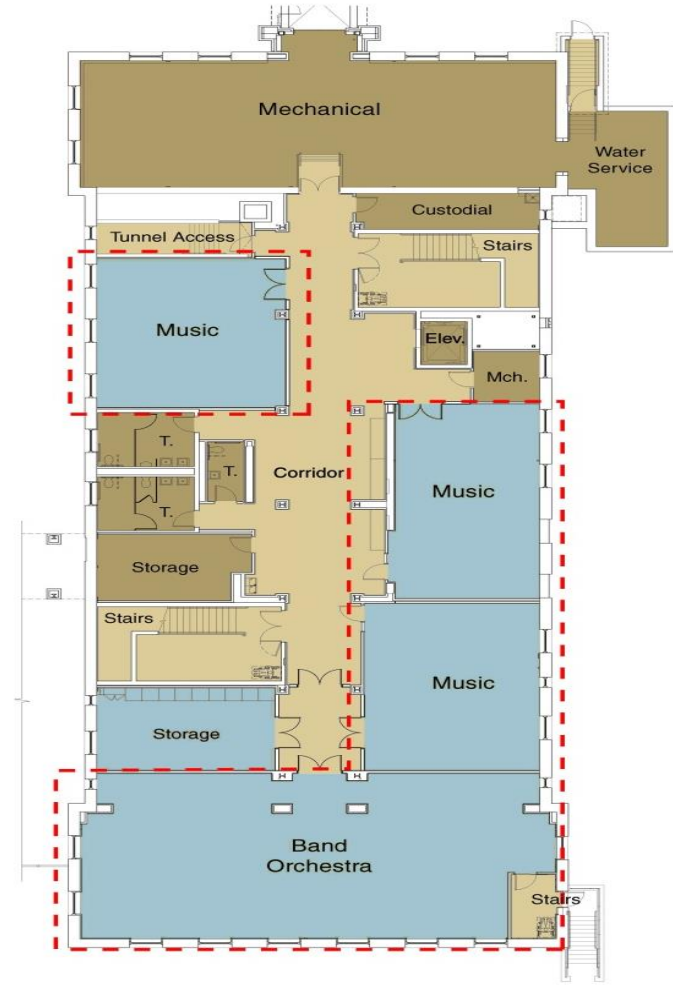
**Total: 31,900 SF**  
Existing Boiler Bldg Demolished

## Cheney School

# Bennet - Lower Level (Cafeteria Addition)



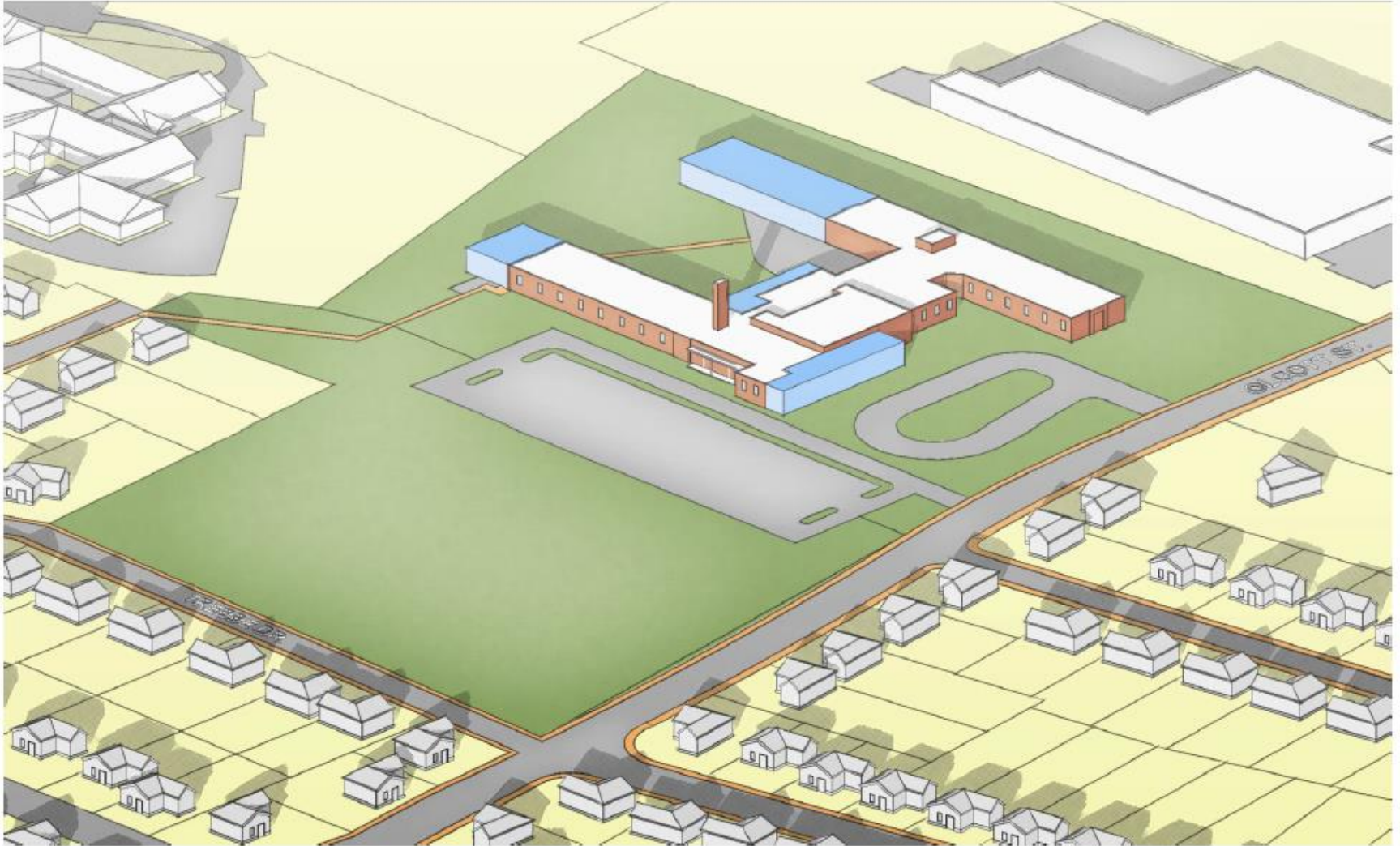
# Bennet - Lower Level (Art Room and Music Renovation)

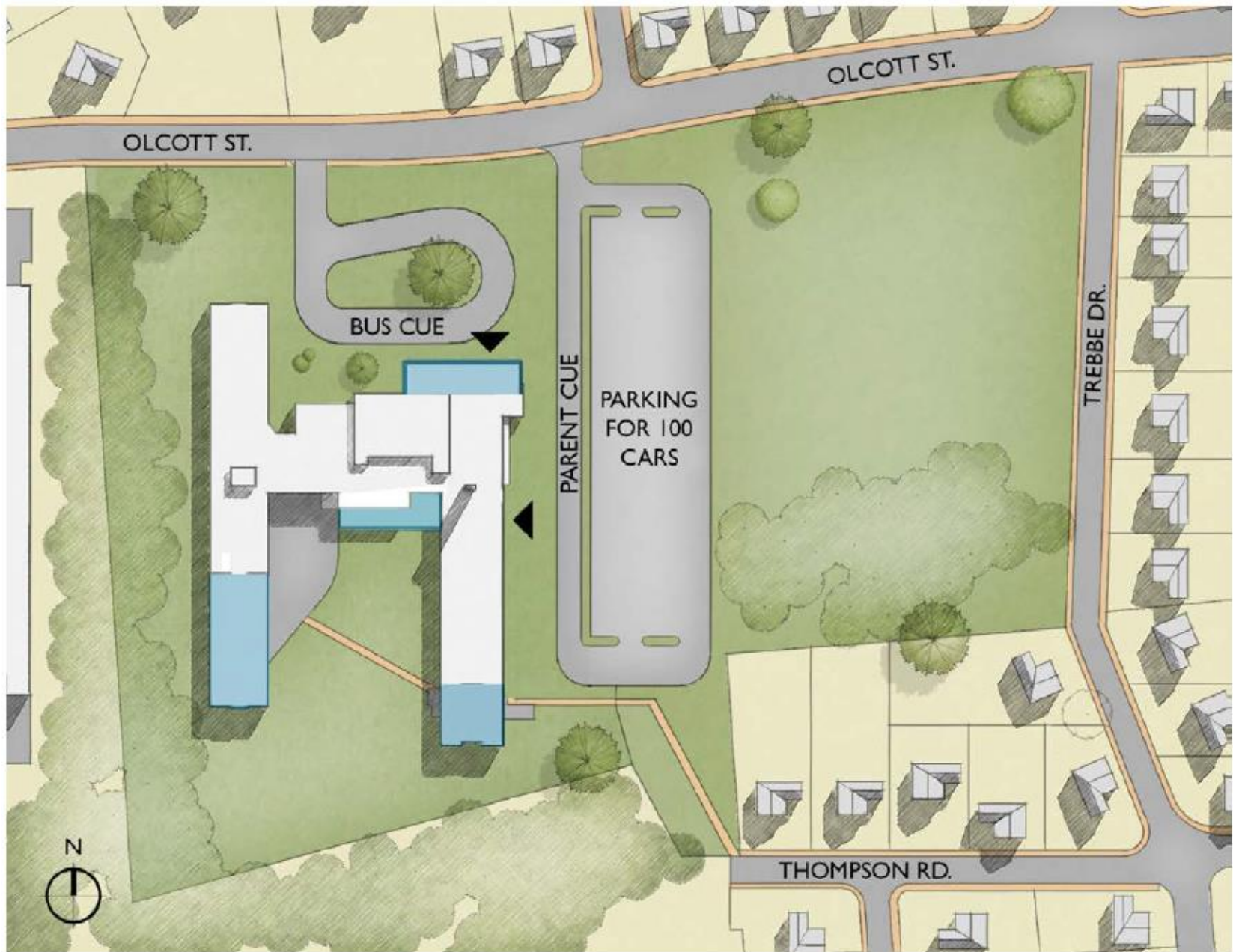


Like New Renovation

Verplanck Elementary  
School



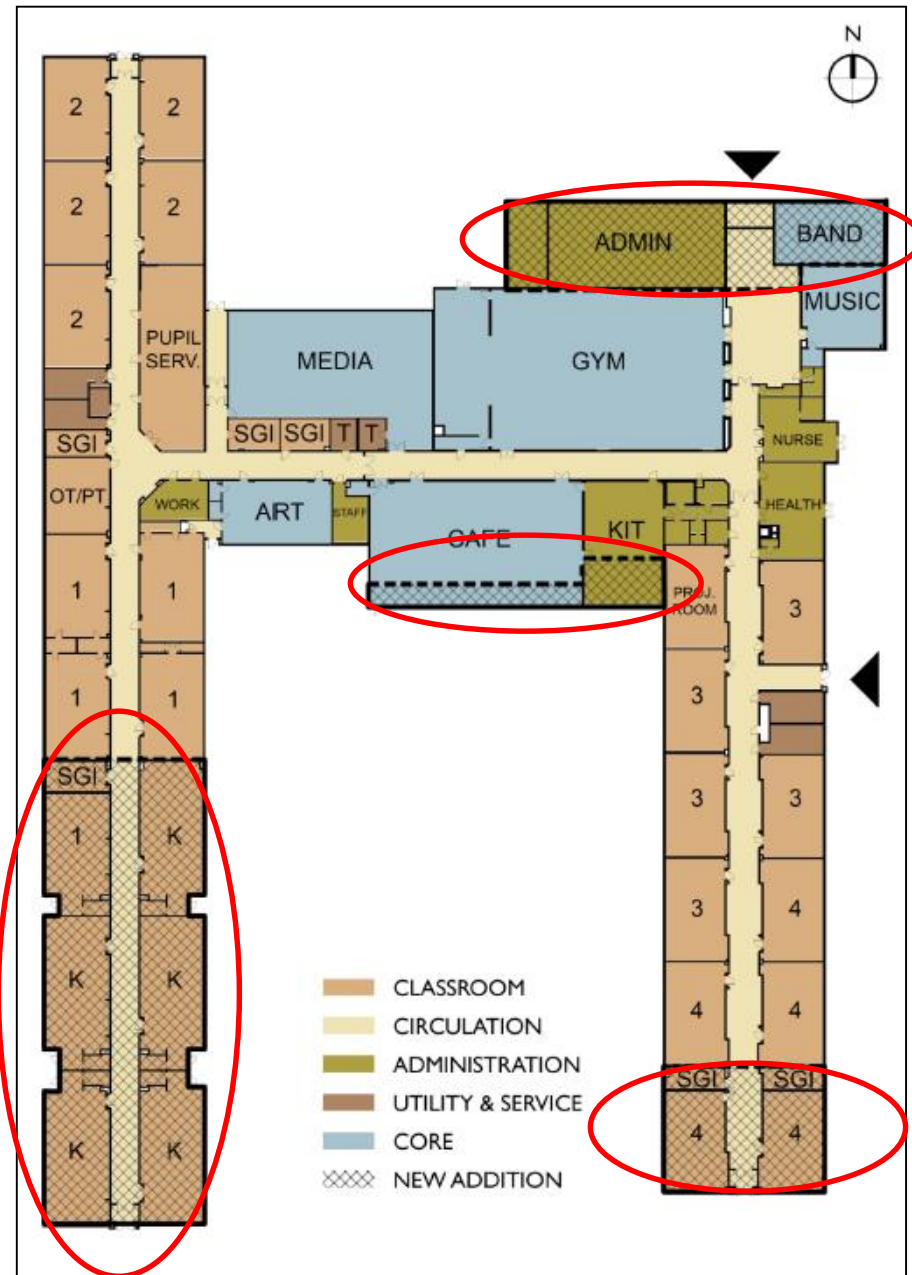






# Verplanck Renovation

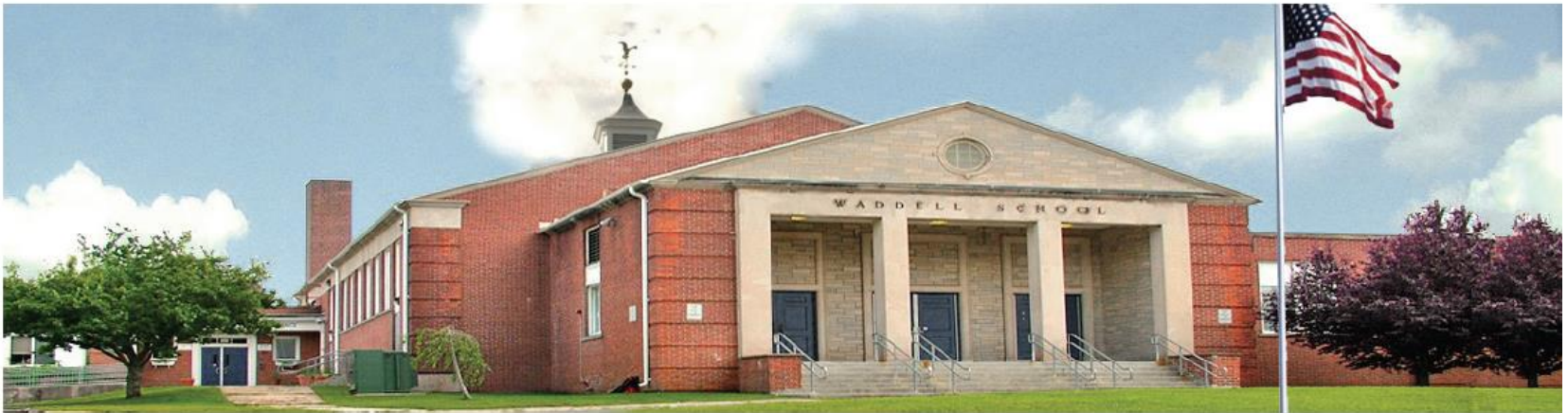
- Addition of eight classrooms
- Cafeteria and other common areas expanded
- Remaining spaces updated “like-new”



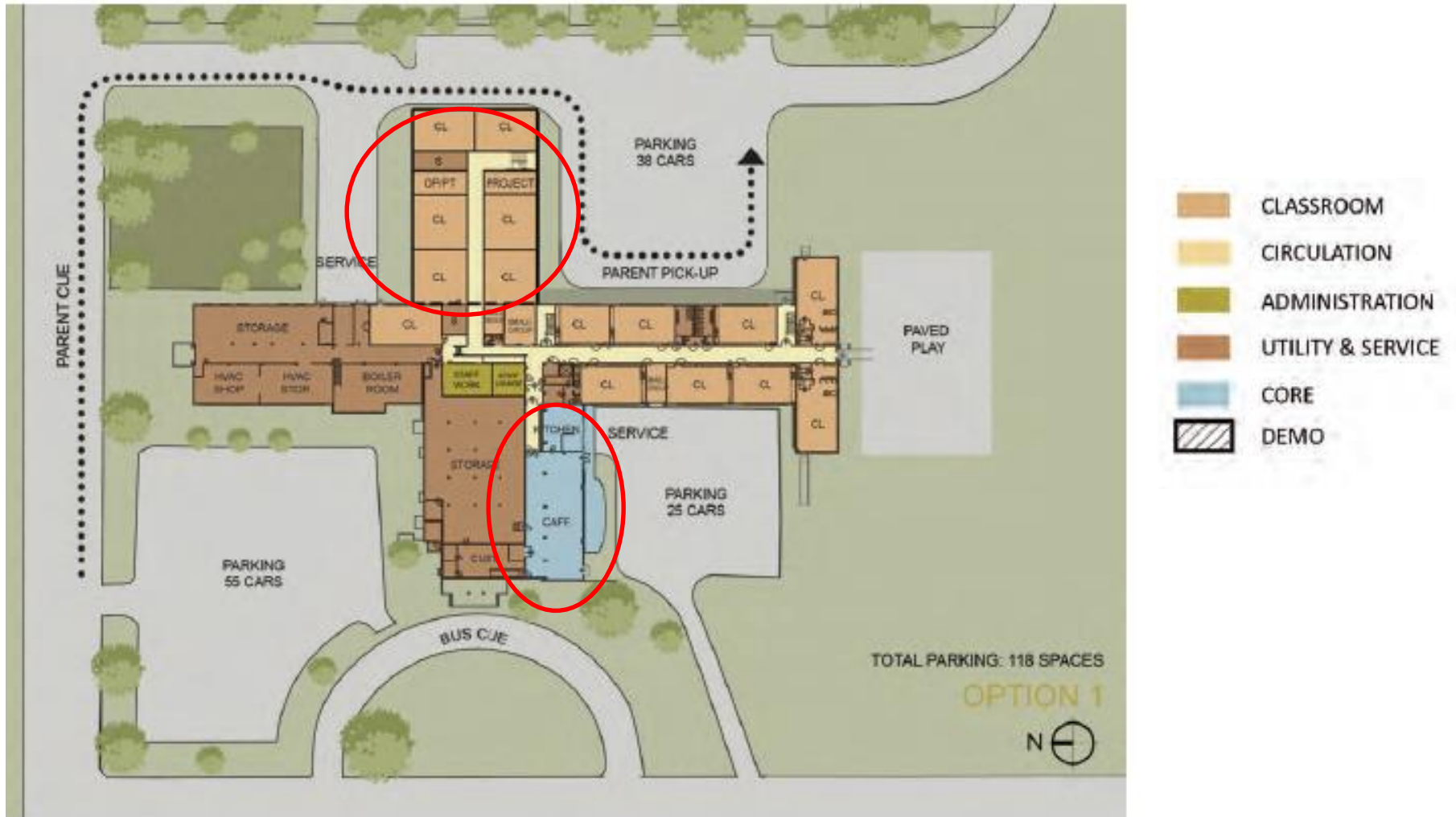
Like New Renovation

Waddell Elementary  
School

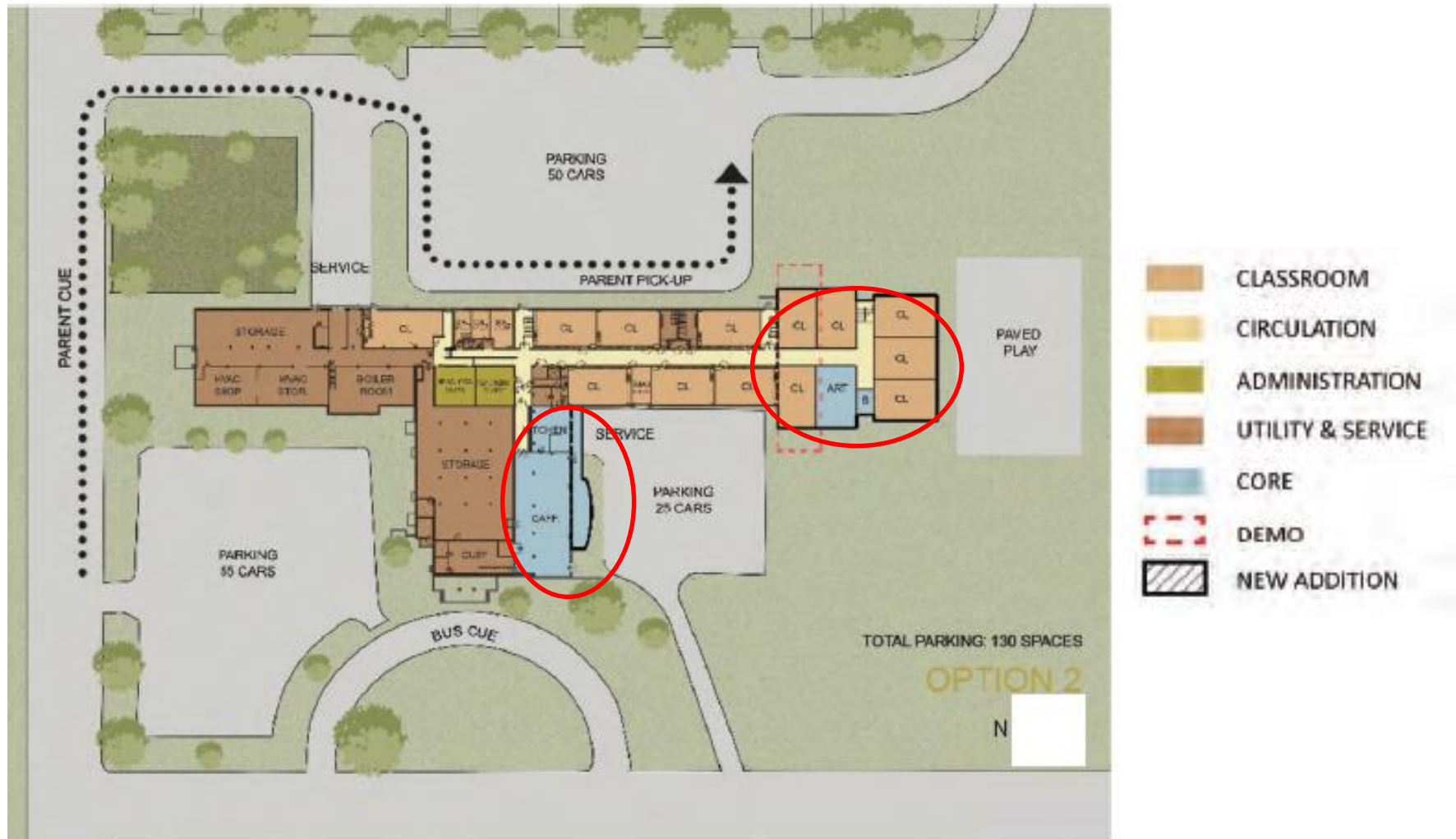
***TOWN OF MANCHESTER***  
**WADDELL ELEMENTARY SCHOOL**  
**EXPANSION STUDY - JANUARY, 2014**



# Waddell Like-New Renovation (Option 1)



# Waddell Like-New Renovation (Option 2)





# BOE Preferred Plan Summary

Phase 1			
Grade 5-6 Academy			
Like-New Verplanck School		Like-New Waddell School	
Close Washington School		Close Robertson School	
Phase 2			
Like-New Renovation of Remaining Elementary Schools (using Robertson school building as swing space)			
Buckley School	Keeney St. School	Bowers School	Martin School

- Lowest cost to taxpayers (both in terms of capital costs & operating costs)
- Shortest duration to get students into modern classrooms
- Lowest impact of construction while school is in progress



# Next Steps

- Receive feedback from the community on Board's preferred option
- Finalize a recommendation for the BOD
- Present recommendation to the BOD
- BOD determines how to proceed to referendum (timing, phasing and amounts)